



GRAPHICS COMMISSION

APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

Application Number: 13320-00223
Date Received: 4/8/13
Commission/Group: Rocky Fork / Blacklick Accord
Existing Zoning: CPD Application Accepted by: D. Reiss Fee: \$1,900.00
Comments: 6/18/13

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Applicant proposes a 34.5 square foot wall sign to be installed on the rear of the restaurant. The City of Columbus Zoning Code does not allow a wall sign on an elevation that does not face a public street or have a public entrance.

(Section 3311.03 & 3311.24 - Wall signs for individual uses.)
Permanent on-premises signs

LOCATION

1. Certified Address Number and Street Name 5371 New Albany Rd. West
City New Albany State Ohio Zip 43056
Parcel Number (only one required) 010-289806

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Rodger Kessler, Kessler Sign Company
Address 2669 National Rd. City/State Zanesville, OH Zip 43701
Phone # 800-686-1870 Fax # 740-453-5301 Email rodger@kesslersignco.com

PROPERTY OWNER(S):

Name Jeff Jeffers - Steak Escape (Lessee)
Address 5371 New Albany Rd. West City/State New Albany, OH Zip 43056
Phone # 740-815-1094 Fax # N/A Email jefferscos@gmail.com
☒ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name Rodger Kessler, Agent for Steak Escape
Address same as above City/State _____ Zip _____
Phone # _____ Fax # _____ Email: _____

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Rodger Kessler
PROPERTY OWNER SIGNATURE Jeff Jeffers
ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer

Revised 02/01/11



BOARD OF ZONING ADJUSTMENT APPLICATION

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AFFIDAVIT

13320-00223
5371 New Albany Rd., W.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Rodger Kessler, Vice President
of (1) MAILING ADDRESS Kessler Sign Company, 2669 National Rd., Zanesville, OH 43701
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the
name(s) and mailing address(es) of all the owners of record of the property located at
(2) per ADDRESS CARD FOR PROPERTY
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Jeff Jeffers

5371 New Albany Rd. West

New Albany, OH 43056

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Rodger Kessler, Kessler Sign Company

2669 National Rd., Zanesville, OH 43701

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) N/A

N/A

N/A

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME	(6A) ADDRESS OF PROPERTY	(6B) PROPERTY OWNER(S) MAILING ADDRESS
Buckeye Choice, LLC	5351 E. New Albany Rd.	8341 Dolman Dr., Powell, OH 43065
McDonald's Real Estate Company	5421 New Albany Rd.	6161 Busch Blv., Columbus, OH 43229
New Albany Associates	5461 W. New Albany Rd.	101 Kappa Dr., Pittsburg, PA 15238
SMBC Leasing and Finance, Inc.	5385 New Albany Rd.	277 Park Ave., New York, NY 10172
State Farm Mutual Automobile	5400 New Albany Rd.	One State Farm Plza D-3, Bloomington, IL 61710

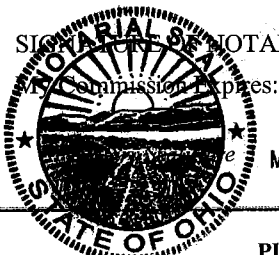
☐ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

(8) [Signature]

Subscribed to me in my presence and before me this 8th day of April, in the year 2013

NOTARIAL SEAL NOTARY PUBLIC



JESSICA GRANT
Notary Public, State of Ohio
My Commission Expires 7/18/2017

(8) [Signature]

Jessica Grant, My Commission Expires 7/18/17

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**SURROUNDING
PROPERTY OWNERS
LABEL SET**

TENANT

Steak Escape
c/o Jeff Jeffers
5371 New Albany Rd. W
New Albany, OH 43054

PROPERTY OWNER

Lilly's Corner TKT LLC
150 E. Broad St., Ste 100
Columbus, OH 43215

**AGENT FOR TENANT/
APPLICANT**

Kessler Sign Company
c/o Rodger Kessler
2669 National Rd.
PO Box 785
Zanesville, OH 43702

SURROUNDING PROPERTY OWNERS

Buckeye Choice, LLC
8341 Dolman Dr.
Powell, OH 43065

McDonald's Real Estate Company
6161 Busch Blvd.
Columbus, OH 43229

New Albany Associates, LP
101 Kappa Dr.
Pittsburg, PA 15238

SMBC Leasing and Finance, Inc.
277 Park Ave.
New York, NY 10172

State Farm Mutual Automobile
Insurance Company
One State Farm Plaza D-3
Bloomington, IL 61710

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STATEMENT OF HARDSHIP

13320-00223

5371 New Albany Rd., W.

APPLICATION # _____

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

Applicant asserts that the special circumstance that exists is that the majority of the parking lot for a multi unit building is located in the rear of the building. This is not the result of any action by applicant. This special circumstance makes it necessary to install a wall sign to identify the business to customers in the lot. Allowing this variance will not be injurious to neighboring properties. This sign is being installed for the purpose of identifying the restaurant to the potential customers.

Signature of Applicant

Date 4/8/13

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11'-10"

STEAK ESCAPE

SANDWICH GRILL

2" RETURNS

1" SINTRA

3/4" SINTRA

1'-1/16"

1/2"

NEW S/F ALUMINUM SIGN W/ 2" RETURNS & SINTRA GRAPHICS
ATTACHED TO BRICK WALL

2'-11"

27'

PMS 130

WHITE

BLACK

13320-00223
5371 New Albany Rd., W.

Client Steak Escape
Location New Albany
Client Approval

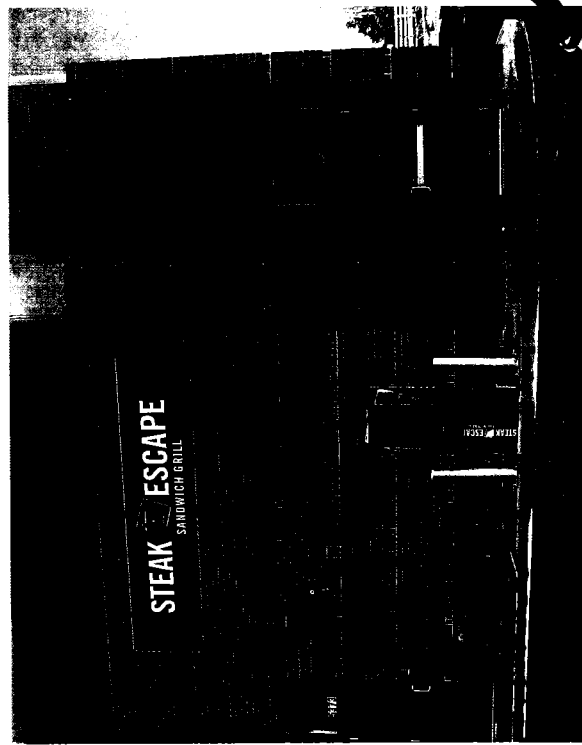
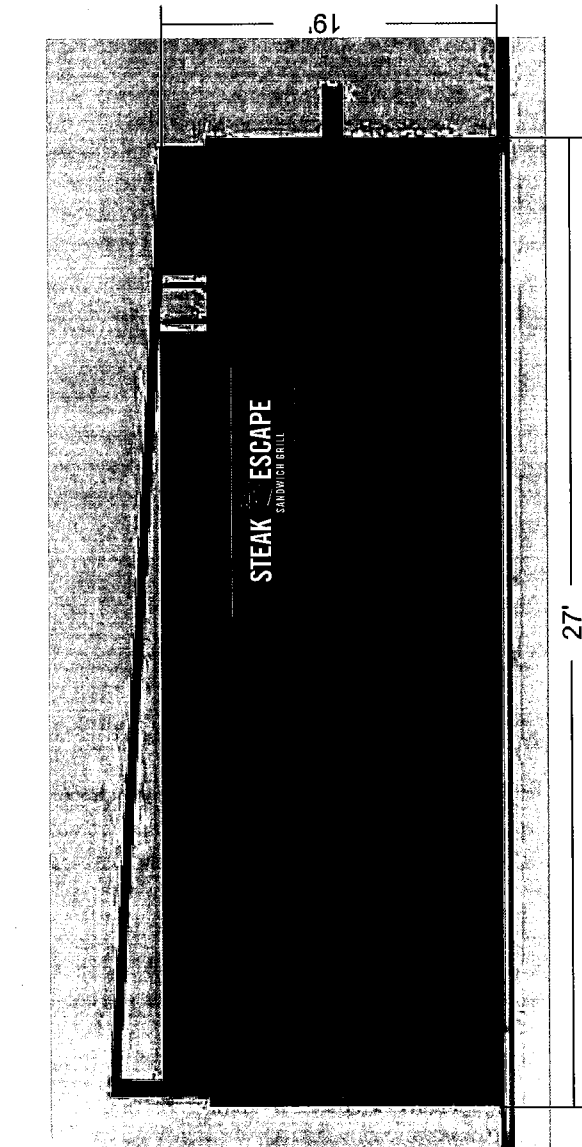
Revised 4/5/13

Total Area	Design No.
Circuit	Date 1/29/13
Voltage	Drawn by Jared
Scale 1" = 18"	Submitted Matt

All Concepts, Designs and Plans represented by this document are the property of the KESSLER DESIGN GROUP and are for the use on the project specified in this document.

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THE
KESSLER
DESIGN
GROUP
3669 NATIONAL ROAD
PO BOX 1785
ZANESVILLE OHIO 43701-4785
1-800-686-1870



Real Estate / GIS Department

NORTHSTAR REALTY

April 8, 2013

City of Columbus
Department Building and Zoning Services
757 Carolyn Avenue
Columbus, OH 43224

RE: Lilly's Corner LLC - Steak Escape; 5371 New Albany Road West, New Albany,
Ohio

To Whom It May Concern:

Lilly's Corner LLC ("Landlord") is giving permission to Kessler Sign Company to
have signage affixed to the exterior of the rear side of the building.

Sincerely,



Thomas N. Brigdon
Northstar Realty

cc: Matt Brunner
Kessler Sign

Jeff Jeffers
Steak Escape



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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # _____

13320-00223

STATE OF OHIO
COUNTY OF FRANKLIN

5371 New Albany Rd., W.

Being first duly cautioned and sworn (NAME) Rodger Kessler, Vice President of

of (COMPLETE ADDRESS) Kessler Sign Company, 2669 National Rd., Zanesville, OH 43701

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Jeff Jeffers

5371 New Albany Rd., W, New Albany, OH 43056

Lilly's Corner TKT, LLC

150 E. Broad St., Ste 100, Columbus, OH 43215

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 8th day of April, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Jessica Grant
Jessica Grant, My commission expires 7/18/17



JESSICA GRANT
Notary Public, State of Ohio
My Commission Expires 7/18/2017

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